HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2011

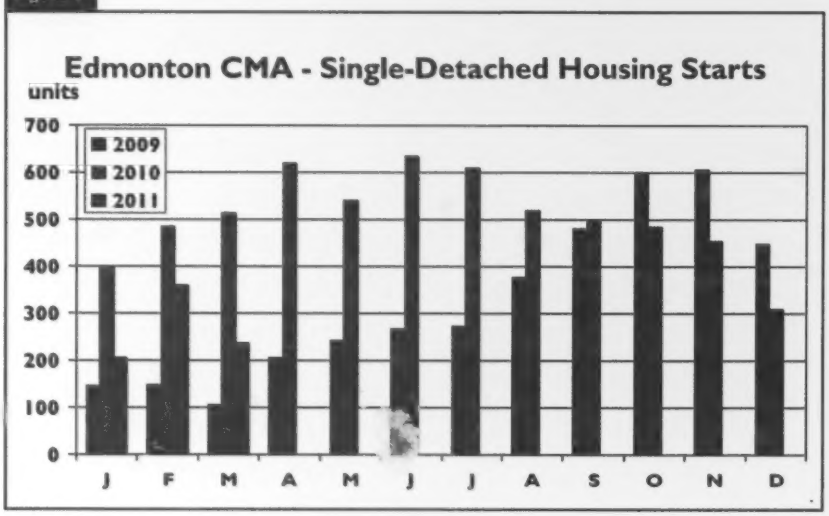
New Home Market

Fewer housing starts across the Edmonton region in March

Despite an increase in new apartment activity, total housing starts in Greater Edmonton decreased in March compared with the same month last year. This performance represented the sixth consecutive month of year-over-year declines. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 713 units in March, down from 813 units in the third month of 2010. For the year-to-date, total housing starts reached 1,565 units, down from 2,032 starts in the first quarter of last year.

There were 236 single-detached homes started across Metro

Figure 1



Source: CMHC

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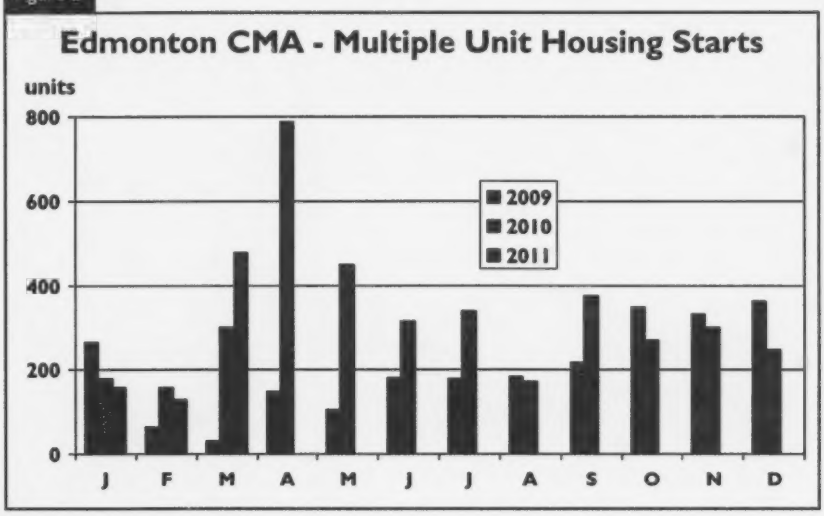
Figure 2



Source: CMHC

Edmonton in March, for a decrease of 54 per cent from March 2010. To the end of the first quarter, builders poured foundations for 801 units, representing a decline of 43 per cent from the first three months of 2010. CMHC looks for production levels to improve in the coming months when new and resale inventories are expected to begin trending downward.

Single-detached completions amounted to 463 units in March, for a 33 per cent increase over this time last year. While absorptions rose in March by 21 per cent year-over-year to 425 units, they failed to keep pace with completions for the eighth month in a row. Unabsorbed inventory, including show homes, stood at 625 units in March, up 55 per cent from a year prior. This represents the highest level of completed and unoccupied singles across the region since June 2009. However, with units under construction in March down by 11 per cent from March 2010, completion levels should begin to subside in the coming months and this will help curb further inventory expansion.

The average price for single-detached homes absorbed in March rose by nine per cent year-over-year to $506,520. To the end of the first quarter, the average absorbed price stood at $502,140, up seven per cent from January to March of last year. Some of the increase is compositional, as fewer homes so far this year were absorbed at prices below $450,000 compared with the first quarter of 2010. Readers are cautioned that absorbed prices in many cases represent the price negotiated prior to the start of construction. Meanwhile, contractor selling prices reported by Statistics Canada's New House Price Index (NHPI) increased in Edmonton by 1.1 per cent on a year-over-year basis in February.

Multiple unit starts, which consist of semi-detached, row, and apartments units, increased on a year-over-year basis in March by 59 per cent to 477 units. A strong increase in apartment starts helped to counter lower semi-detached and row unit activity. The lion's share of multi-unit activity occurred within the city of Edmonton, bolstered by a 237 unit rental project in the downtown. On a year-to-date basis, multiple dwelling starts strengthened by 20 per cent to 764 units compared with 638 units recorded in January to March of 2010.

Multiple dwelling completions decreased by 10 per cent year-over-year in March to 180 units. Absorptions in March outpaced completions by five units, allowing inventories to edge lower from the previous month. At 1,002 units, the inventory of completed and unoccupied multiple units was four per cent higher than this time last year. In the past three months, the inventory has averaged 992 units compared with an average of 1,023 during the first three months of 2010. With units under construction in March up by six per cent from this time last year, the prospects for a quick reduction in multiple unit inventory seems unlikely.

Resale Market

Buyers maintain advantage in 1st quarter

A combination of higher inventories and slower sales in the first quarter helped buyers maintain the advantage they held during the final three months of 2010. Following a 14 per cent year-over-year decrease during the fourth quarter of 2010, residential MLS® sales fell by almost nine per cent during the first three months of 2011 compared to the same time frame in 2010.

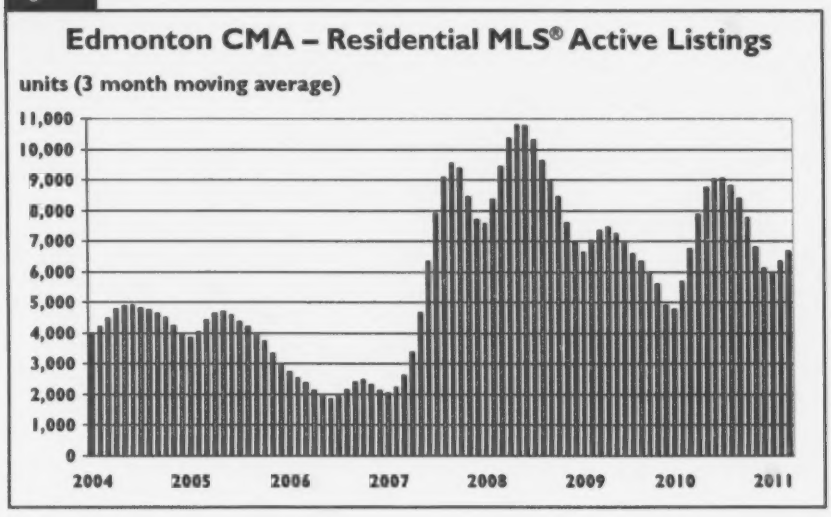
Active listings in the first quarter averaged 6,336 units, 11 per cent higher than the average number of homes for sale on the MLS® during January to March of 2010. Although new listings decreased by just over seven per cent year-over-year in the first quarter, the average inventory

level was higher this year due to lower sales. The ratio of sales-to-active listings averaged 17 per cent in the first three months of 2011 compared with an average of 21 per cent in the same period in the previous year. With less than one in five active listings selling in a given month in the first quarter, most homes spent more time on the market than a year prior. The average listing period in March was 50 days, up 22 per cent from 41 days a year prior.

With homes taking longer to sell, prices have been under less upward pressure. The average MLS® residential price decreased in the first quarter by 2.6 per cent to $319,314. According to the Realtors® Association of Edmonton (RAE), a typical single-detached home sold in the first three months of 2011 for an average price of $366,057, three per cent below the $377,843 average reported in the same period of 2010. Condominium prices experienced larger price reductions in the early months of 2011, as Realtors® reported a greater proportion of units sold for under $200,000. The average MLS® sale price for condominiums in the first quarter fell by five per cent to $230,171.

Figure 3

Edmonton CMA – Residential MLS® Active Listings



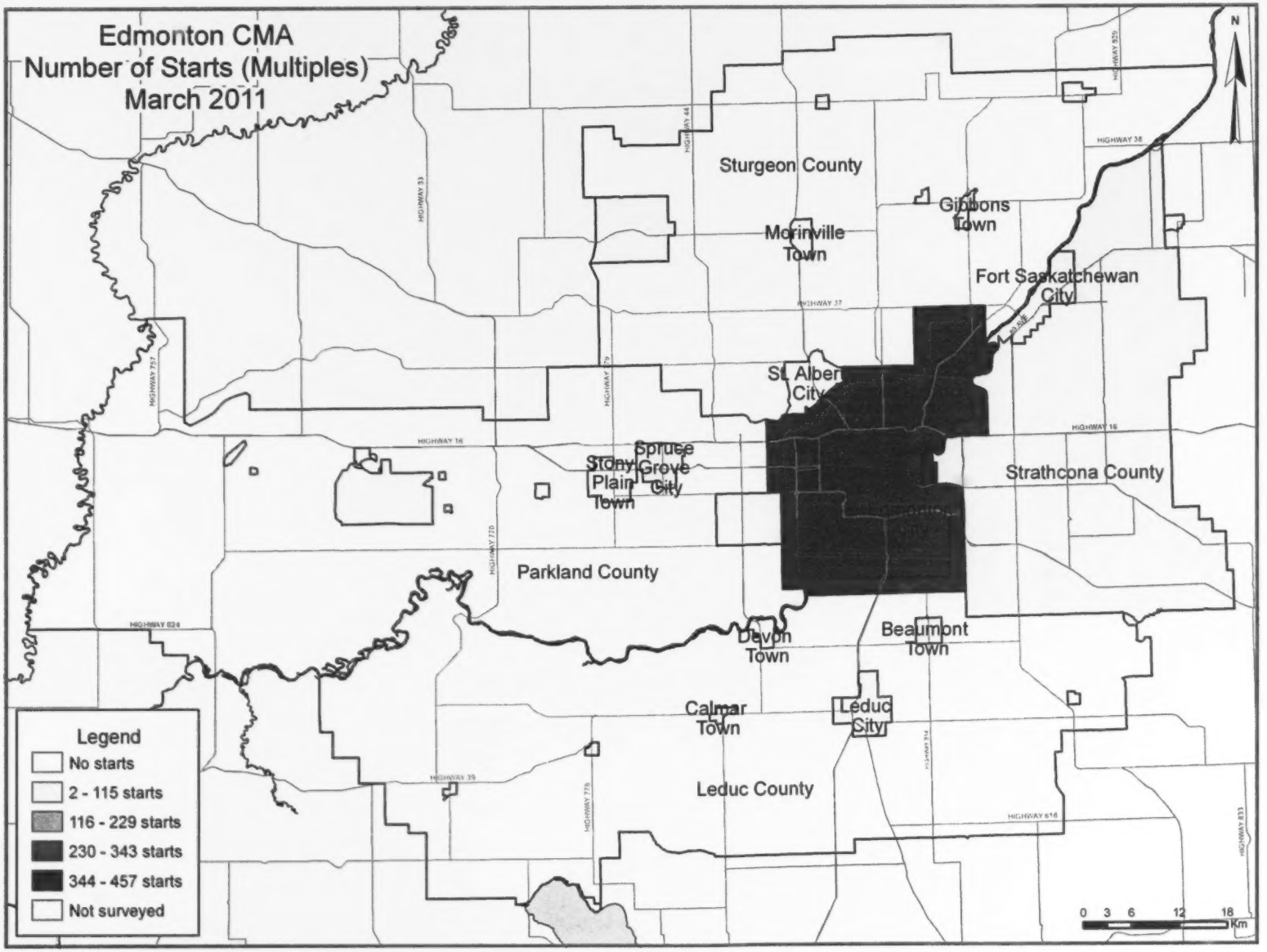
Source: CREA

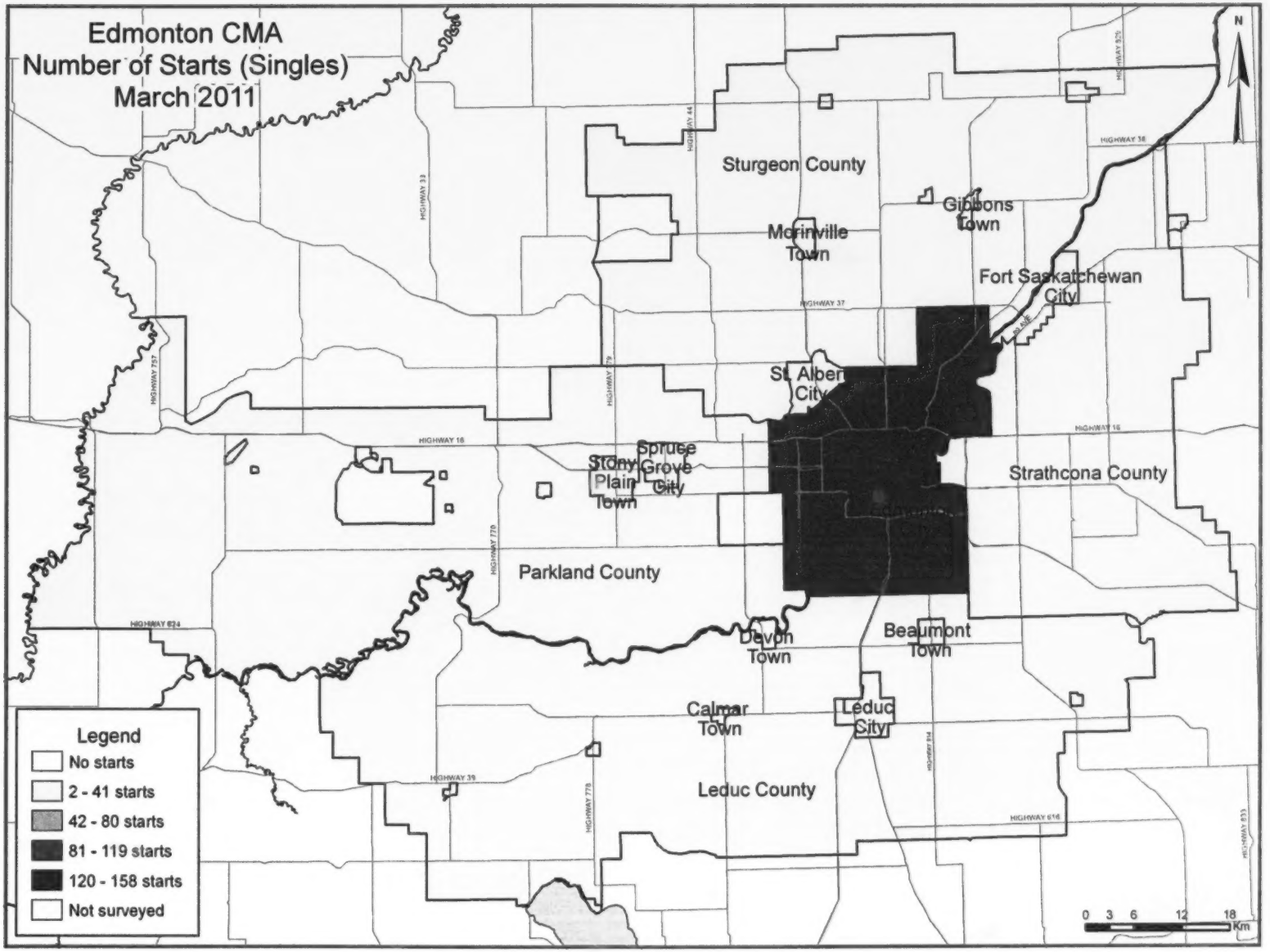
Economy

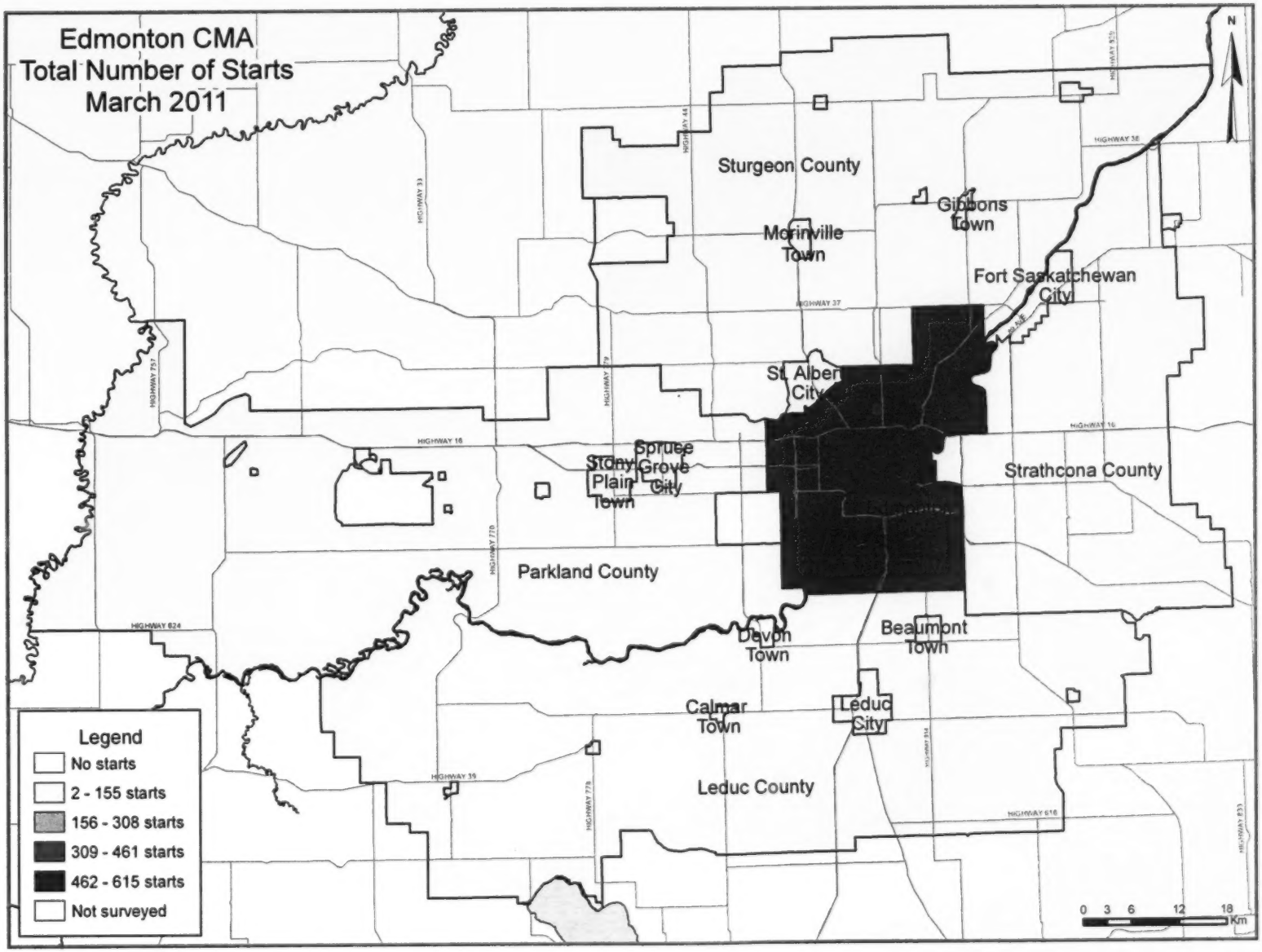
Labour market conditions improving

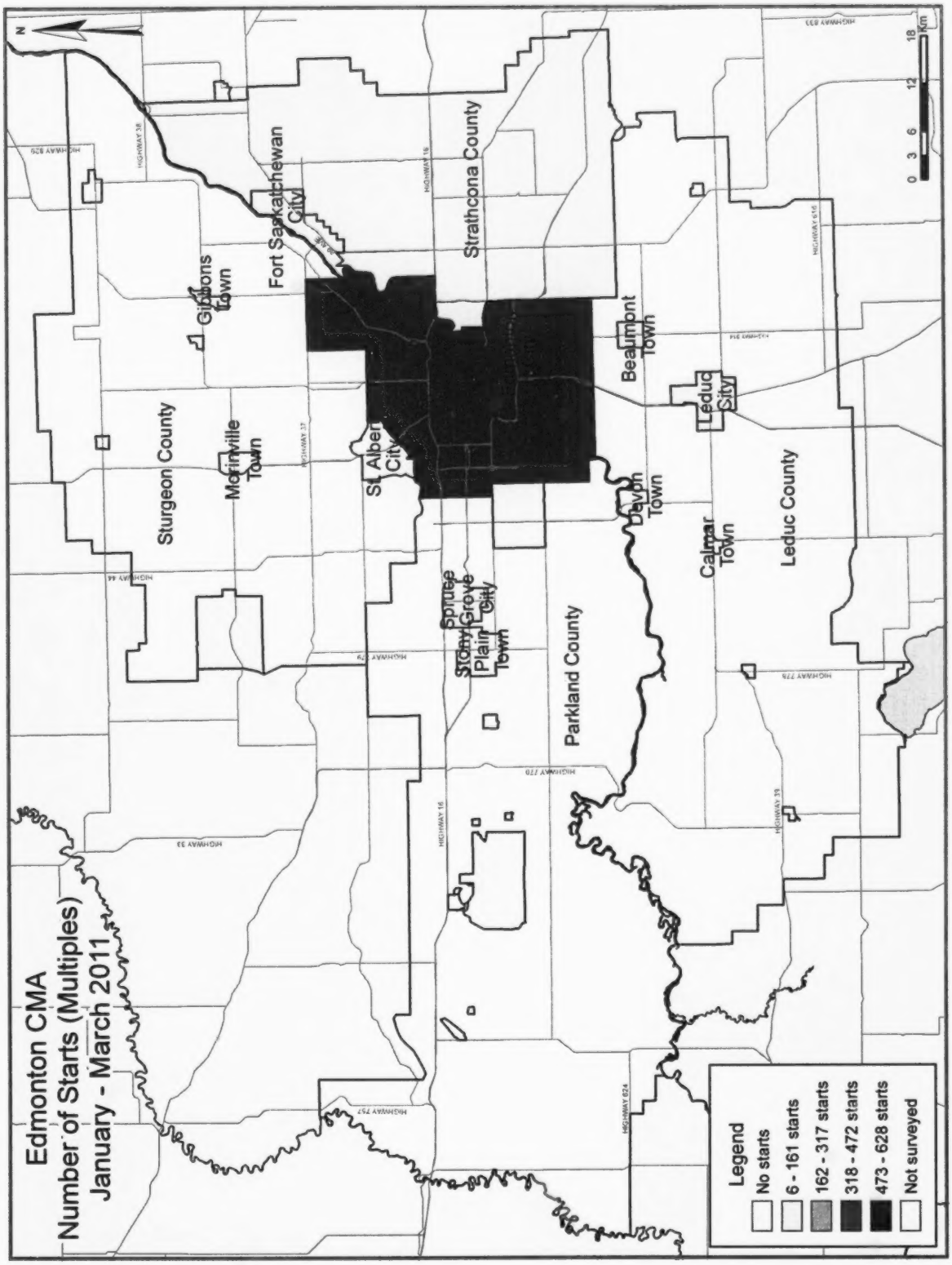
Consistent with the trends identified in the second half of 2010, the local economy continued to improve in 2011 with employment levels rising and the jobless count heading downward. The seasonally adjusted unemployment rate in March stood at 5.8 per cent, unchanged since December but down from 7.3 per cent in March 2010. Meanwhile, the number of people employed (seasonally adjusted) stood at 658,900 in March, up by 5.9 per cent from a year prior. The stronger demand for labour is starting to push wages upward. Statistics Canada's Average Weekly Earnings for Edmonton rose by 2.8 per cent on average in the first quarter, compared with a modest 0.5 per cent average rise in the first three months of 2010.

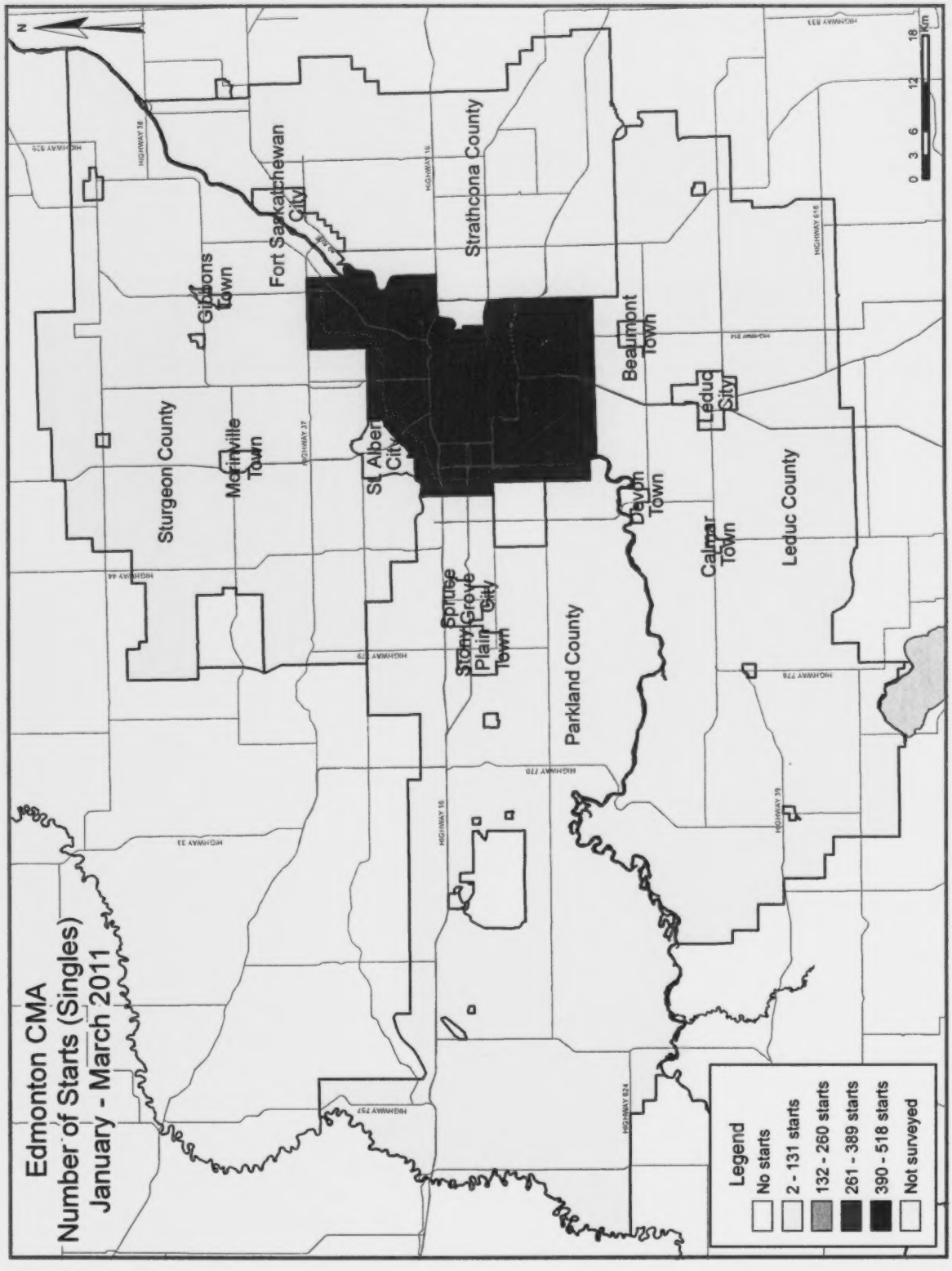
Statistics Canada estimates for the fourth quarter of 2010 indicate that Alberta witnessed a total of 2,510 interprovincial net migrants during the final three months. This compares with a net influx of 1,155 persons in the previous (third) quarter and a net loss of 2,780 persons in the fourth quarter of 2009. The province also experienced higher net international migration in the fourth quarter of 2010, compared with the same period in 2009. However, these increases were offset by a larger net outflow of non-permanent residents, most of which were temporary foreign workers. As such, the total net migration including non-permanent residents in the fourth quarter, at 418 persons, was down from the previous three month period (+5,873) but higher than the -578 reported in the final quarter of 2009.

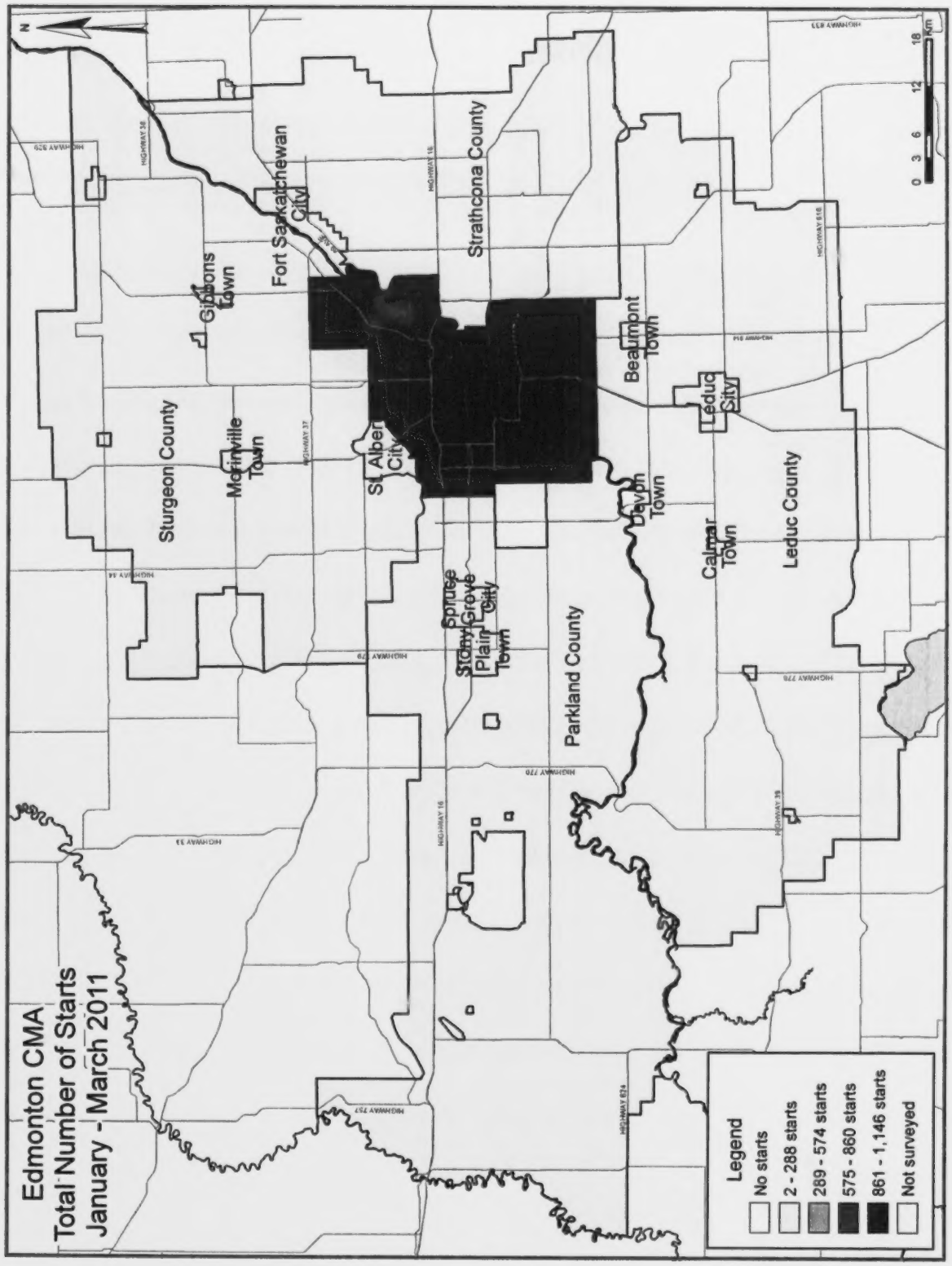

Edmonton CMA
Number of Starts (Multiples)
March 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 115 starts
116 - 229 starts
230 - 343 starts
344 - 457 starts
Not surveyed
0 3 6 12 18
Km
N


Edmonton CMA
Number of Starts (Singles)
March 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 38
HIGHWAY 39
HIGHWAY 60
HIGHWAY 770
HIGHWAY 779
HIGHWAY 824
Legend
No starts
2 - 41 starts
42 - 80 starts
81 - 119 starts
120 - 158 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
March 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 38
HIGHWAY 44
HIGHWAY 770
HIGHWAY 624
HIGHWAY 39
HIGHWAY 616
Legend
No starts
2 - 155 starts
156 - 308 starts
309 - 461 starts
462 - 615 starts
Not surveyed
0 3 6 12 18
Km
N


Edmonton CMA
Number of Starts (Multiples)
January - March 2011
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
6 - 161 starts
162 - 317 starts
318 - 472 starts
473 - 628 starts
Not surveyed


Edmonton CMA
Number of Starts (Singles)
January - March 2011
Legend
No starts
2 - 131 starts
132 - 260 starts
261 - 389 starts
390 - 518 starts
Not surveyed
Sturgeon County
Fort Saskatchewan City
Strathcona County
Gibbons Town
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 19
HIGHWAY 757
HIGHWAY 824
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - March 2011
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
Legend
No starts
2 - 288 starts
289 - 574 starts
575 - 860 starts
861 - 1,146 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2011	236	80	0	0	8	152	0	237	713
March 2010	513	140	7	0	72	69	0	12	813
% Change	-54.0	-42.9	-100.0	n/a	-88.9	120.3	n/a	**	-12.3
Year-to-date 2011	801	204	30	0	38	255	0	237	1,565
Year-to-date 2010	1,392	354	29	2	147	74	22	12	2,032
% Change	-42.5	-42.4	3.4	-100.0	-74.1	**	-100.0	**	-23.0
UNDER CONSTRUCTION									
March 2011	2,985	550	71	11	783	2,758	53	584	7,795
March 2010	3,334	840	108	15	897	2,142	35	499	7,870
% Change	-10.5	-34.5	-34.3	-26.7	-12.7	28.8	51.4	17.0	-1.0
COMPLETIONS									
March 2011	463	98	4	0	49	0	29	0	643
March 2010	348	72	0	1	46	82	0	0	549
% Change	33.0	36.1	n/a	-100.0	6.5	-100.0	n/a	n/a	17.1
Year-to-date 2011	1,476	272	49	1	156	372	32	31	2,389
Year-to-date 2010	1,062	222	3	2	157	462	0	28	1,936
% Change	39.0	22.5	**	-50.0	-0.6	-19.5	n/a	10.7	23.4
COMPLETED & NOT ABSORBED									
March 2011	622	102	16	2	176	696	1	12	1,627
March 2010	401	57	9	0	181	705	2	12	1,367
% Change	55.1	78.9	77.8	n/a	-2.8	-1.3	-50.0	0.0	19.0
ABSORBED									
March 2011	425	96	9	0	45	18	0	17	610
March 2010	350	76	1	1	84	81	0	10	603
% Change	21.4	26.3	**	-100.0	-46.4	-77.8	n/a	70.0	1.2
Year-to-date 2011	1,382	254	46	0	141	294	3	30	2,150
Year-to-date 2010	1,057	226	5	2	214	491	2	61	2,058
% Change	30.7	12.4	**	-100.0	-34.1	-40.1	50.0	-50.8	4.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket March 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
March 2011	158	62	0	0	6	152	0	237	615
March 2010	307	104	0	0	68	69	0	12	560
Beaumont Town									
March 2011	9	6	0	0	0	0	0	0	15
March 2010	22	0	0	0	0	0	0	0	22
Devon Town									
March 2011	0	0	0	0	0	0	0	0	0
March 2010	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
March 2011	7	2	0	0	0	0	0	0	9
March 2010	21	4	0	0	0	0	0	0	25
Leduc City									
March 2011	6	8	0	0	0	0	0	0	14
March 2010	28	0	0	0	0	0	0	0	28
Leduc County									
March 2011	5	0	0	0	0	0	0	0	5
March 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	7	0	3	0	0	0	0	0	10
Parkland County									
March 2011	6	0	0	0	0	0	0	0	6
March 2010	10	0	0	0	0	0	0	0	10
Spruce Grove City									
March 2011	6	2	0	0	0	0	0	0	8
March 2010	22	20	0	0	0	0	0	0	42
St. Albert City									
March 2011	15	0	0	0	0	0	0	0	15
March 2010	25	0	0	0	0	0	0	0	25
Stony Plain Town									
March 2011	7	0	0	0	0	0	0	0	7
March 2010	12	0	0	0	0	0	0	0	12
Strathcona County									
March 2011	10	0	0	0	2	0	0	0	12
March 2010	44	12	4	0	4	0	0	0	64
Sturgeon County									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	7	0	0	0	0	0	0	0	7
Edmonton CMA									
March 2011	236	80	0	0	8	152	0	237	713
March 2010	513	140	7	0	72	69	0	12	813

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
March 2011	1,576	372	42	11	613	2,121	37	303	5,075
March 2010	1,807	538	62	9	603	1,934	35	218	5,206
Beaumont Town									
March 2011	138	18	0	0	0	0	0	0	156
March 2010	133	12	0	0	28	0	0	0	173
Devon Town									
March 2011	5	0	0	0	10	0	0	0	15
March 2010	11	8	0	0	10	0	0	0	29
Fort Saskatchewan City									
March 2011	122	34	0	0	13	0	0	223	392
March 2010	136	74	7	0	30	0	0	152	399
Leduc City									
March 2011	111	34	0	0	6	160	0	24	335
March 2010	203	48	4	0	56	0	0	47	358
Leduc County									
March 2011	93	0	0	0	0	0	0	0	93
March 2010	59	0	0	0	0	0	0	0	59
Morinville Town									
March 2011	57	0	8	0	54	0	0	0	119
March 2010	41	2	10	0	46	20	0	0	119
Parkland County									
March 2011	164	2	0	0	0	0	0	0	166
March 2010	118	0	0	0	0	0	0	0	118
Spruce Grove City									
March 2011	118	54	17	0	0	99	0	0	288
March 2010	195	68	17	0	0	0	0	0	280
St. Albert City									
March 2011	112	2	0	0	0	101	0	0	215
March 2010	124	14	0	0	18	36	0	82	274
Stony Plain Town									
March 2011	57	4	4	0	40	141	12	0	258
March 2010	70	2	4	0	68	119	0	0	263
Strathcona County									
March 2011	266	26	0	0	47	136	0	34	509
March 2010	299	70	4	6	38	0	0	0	417
Sturgeon County									
March 2011	117	0	0	0	0	0	0	0	117
March 2010	88	2	0	0	0	0	0	0	90
Remainder of the CMA									
March 2011	49	4	0	0	0	0	4	0	57
March 2010	50	2	0	0	0	33	0	0	85
Edmonton CMA									
March 2011	2,985	550	71	11	783	2,758	53	584	7,795
March 2010	3,334	840	108	15	897	2,142	35	499	7,870

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
March 2011	280	70	0	0	29	0	29	0	408
March 2010	236	50	0	0	36	82	0	0	404
Beaumont Town									
March 2011	24	4	0	0	4	0	0	0	32
March 2010	0	0	0	0	0	0	0	0	0
Devon Town									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
March 2011	21	2	0	0	0	0	0	0	23
March 2010	9	12	0	0	0	0	0	0	21
Leduc City									
March 2011	53	8	0	0	0	0	0	0	61
March 2010	4	4	0	0	0	0	0	0	8
Leduc County									
March 2011	4	0	0	0	0	0	0	0	4
March 2010	4	0	0	0	0	0	0	0	4
Morinville Town									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	5	0	0	0	0	0	0	0	5
Parkland County									
March 2011	6	0	0	0	0	0	0	0	6
March 2010	11	0	0	0	0	0	0	0	11
Spruce Grove City									
March 2011	4	4	0	0	0	0	0	0	8
March 2010	10	0	0	0	0	0	0	0	10
St. Albert City									
March 2011	11	2	0	0	0	0	0	0	13
March 2010	14	2	0	0	10	0	0	0	26
Stony Plain Town									
March 2011	1	0	0	0	4	0	0	0	5
March 2010	6	0	0	0	0	0	0	0	6
Strathcona County									
March 2011	19	8	4	0	12	0	0	0	43
March 2010	27	4	0	1	0	0	0	0	32
Sturgeon County									
March 2011	21	0	0	0	0	0	0	0	21
March 2010	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
March 2011	14	0	0	0	0	0	0	0	14
March 2010	4	0	0	0	0	0	0	0	4
Edmonton CMA									
March 2011	463	98	4	0	49	0	29	0	643
March 2010	348	72	0	1	46	82	0	0	549

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
March 2011	289	50	7	0	97	514	1	0	958
March 2010	209	34	4	0	102	426	1	0	776
Beaumont Town									
March 2011	24	0	0	0	2	0	0	0	26
March 2010	13	0	0	0	2	0	0	0	15
Devon Town									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	2	0	0	0	1	0	0	0	3
Fort Saskatchewan City									
March 2011	60	12	3	0	22	51	0	0	148
March 2010	30	12	1	0	21	73	0	0	137
Leduc City									
March 2011	41	13	0	0	8	20	0	0	82
March 2010	25	2	0	0	8	57	0	0	92
Leduc County									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
March 2011	17	0	1	0	12	0	0	0	30
March 2010	14	1	1	0	17	8	0	0	41
Parkland County									
March 2011	14	0	0	0	0	0	0	0	14
March 2010	6	0	0	0	0	0	0	0	6
Spruce Grove City									
March 2011	31	15	3	0	3	93	0	0	145
March 2010	14	2	3	0	0	93	0	0	112
St. Albert City									
March 2011	41	3	0	0	3	0	0	0	47
March 2010	32	2	0	0	1	0	0	0	35
Stony Plain Town									
March 2011	20	1	0	0	21	0	0	0	42
March 2010	17	0	0	0	23	43	1	0	84
Strathcona County									
March 2011	74	6	2	2	8	2	0	12	106
March 2010	34	4	0	0	6	5	0	12	61
Sturgeon County									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
March 2011	4	2	0	0	0	16	0	0	22
March 2010	2	0	0	0	0	0	0	0	2
Edmonton CMA									
March 2011	622	102	16	2	176	696	1	12	1,627
March 2010	401	57	9	0	181	705	2	12	1,367

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
March 2011	250	73	4	0	26	17	0	17	387
March 2010	229	54	1	0	64	69	0	10	427
Beaumont Town									
March 2011	25	4	0	0	4	0	0	0	33
March 2010	1	0	0	0	0	0	0	0	1
Devon Town									
March 2011	1	0	0	0	0	0	0	0	1
March 2010	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
March 2011	16	4	3	0	0	0	0	0	23
March 2010	10	11	0	0	0	0	0	0	21
Leduc City									
March 2011	54	2	0	0	0	0	0	0	56
March 2010	10	4	0	0	9	0	0	0	23
Leduc County									
March 2011	4	0	0	0	0	0	0	0	4
March 2010	4	0	0	0	0	0	0	0	4
Morinville Town									
March 2011	5	0	0	0	1	0	0	0	6
March 2010	8	0	0	0	0	1	0	0	9
Parkland County									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	12	0	0	0	0	0	0	0	12
Spruce Grove City									
March 2011	4	5	0	0	0	0	0	0	9
March 2010	10	0	0	0	0	0	0	0	10
St. Albert City									
March 2011	10	0	0	0	0	0	0	0	10
March 2010	11	3	0	0	10	0	0	0	24
Stony Plain Town									
March 2011	0	0	0	0	4	0	0	0	4
March 2010	8	0	0	0	0	0	0	0	8
Strathcona County									
March 2011	22	8	2	0	10	0	0	0	42
March 2010	24	4	0	1	1	11	0	0	41
Sturgeon County									
March 2011	19	0	0	0	0	0	0	0	19
March 2010	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
March 2011	12	0	0	0	0	1	0	0	13
March 2010	5	0	0	0	0	0	0	0	5
Edmonton CMA									
March 2011	425	96	9	0	45	18	0	17	610
March 2010	350	76	1	1	84	81	0	10	603

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	% Change
Edmonton City	158	307	64	116	4	56	389	81	615	560	9.8
Beaumont Town	9	22	6	0	0	0	0	0	15	22	-31.8
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	7	21	2	4	0	0	0	0	9	25	-64.0
Gibbons Town	0	3	0	0	0	0	0	0	0	3	-100.0
Leduc City	6	28	8	0	0	0	0	0	14	28	-50.0
Leduc County	5	1	0	0	0	0	0	0	5	1	**
Morinville Town	3	7	0	0	0	3	0	0	3	10	-70.0
Parkland County	6	10	0	0	0	0	0	0	6	10	-40.0
Spruce Grove City	6	22	2	20	0	0	0	0	8	42	-81.0
St. Albert City	15	25	0	0	0	0	0	0	15	25	-40.0
Stony Plain Town	7	12	0	0	0	0	0	0	7	12	-41.7
Strathcona County	10	44	2	12	0	8	0	0	12	64	-81.3
Sturgeon County	2	5	0	0	0	0	0	0	2	5	-60.0
Remainder of the CMA	2	4	0	0	0	0	0	0	2	4	-50.0
Edmonton CMA	236	513	84	152	4	67	389	81	713	813	-12.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	518	815	174	308	42	140	412	86	1,146	1,349	-15.0
Beaumont Town	29	61	6	4	0	0	0	0	35	65	-46.2
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	30	64	6	18	0	0	0	0	36	82	-56.1
Gibbons Town	2	6	0	0	0	0	0	0	2	6	-66.7
Leduc City	34	75	12	4	0	0	80	0	126	79	59.5
Leduc County	10	16	0	0	0	0	0	0	10	16	-37.5
Morinville Town	22	16	0	0	0	3	0	0	22	19	15.8
Parkland County	18	19	0	0	0	0	0	0	18	19	-5.3
Spruce Grove City	22	99	24	40	0	0	0	0	46	139	-66.9
St. Albert City	37	46	0	0	0	0	0	0	37	46	-19.6
Stony Plain Town	21	29	0	0	0	0	0	0	21	29	-27.6
Strathcona County	35	114	8	24	0	11	0	0	43	149	-71.1
Sturgeon County	15	17	0	0	0	0	0	0	15	17	-11.8
Remainder of the CMA	8	15	0	0	0	0	0	0	8	15	-46.7
Edmonton CMA	801	1,394	230	398	42	154	492	86	1,565	2,032	-23.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Edmonton City	4	56	0	0	152	69	237	12
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	3	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	4	67	0	0	152	69	237	12

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	42	118	0	22	175	74	237	12
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	80	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	3	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	11	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	42	132	0	22	255	74	237	12

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Edmonton City	220	411	158	137	237	12	615	560
Beaumont Town	15	22	0	0	0	0	15	22
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	9	25	0	0	0	0	9	25
Gibbons Town	0	3	0	0	0	0	0	3
Leduc City	14	28	0	0	0	0	14	28
Leduc County	5	1	0	0	0	0	5	1
Morinville Town	3	10	0	0	0	0	3	10
Parkland County	6	10	0	0	0	0	6	10
Spruce Grove City	8	42	0	0	0	0	8	42
St. Albert City	15	25	0	0	0	0	15	25
Stony Plain Town	7	12	0	0	0	0	7	12
Strathcona County	10	60	2	4	0	0	12	64
Sturgeon County	2	5	0	0	0	0	2	5
Remainder of the CMA	2	4	0	0	0	0	2	4
Edmonton CMA	316	660	160	141	237	12	713	813

Table 2.5: Starts by Submarket and by Intended Market
January - March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	702	1,100	207	215	237	34	1,146	1,349
Beaumont Town	35	65	0	0	0	0	35	65
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	36	82	0	0	0	0	36	82
Gibbons Town	2	6	0	0	0	0	2	6
Leduc City	46	79	80	0	0	0	126	79
Leduc County	10	16	0	0	0	0	10	16
Morinville Town	22	19	0	0	0	0	22	19
Parkland County	18	19	0	0	0	0	18	19
Spruce Grove City	46	139	0	0	0	0	46	139
St. Albert City	37	46	0	0	0	0	37	46
Stony Plain Town	21	29	0	0	0	0	21	29
Strathcona County	37	141	6	8	0	0	43	149
Sturgeon County	15	17	0	0	0	0	15	17
Remainder of the CMA	8	15	0	0	0	0	8	15
Edmonton CMA	1,035	1,775	293	223	237	34	1,565	2,032

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	% Change
Edmonton City	280	236	82	56	46	30	0	82	408	404	1.0
Beaumont Town	24	0	8	0	0	0	0	0	32	0	n/a
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	2	1	0	0	0	0	0	0	2	1	100.0
Fort Saskatchewan City	21	9	2	12	0	0	0	0	23	21	9.5
Gibbons Town	4	0	0	0	0	0	0	0	4	0	n/a
Leduc City	53	4	8	4	0	0	0	0	61	8	**
Leduc County	4	4	0	0	0	0	0	0	4	4	0.0
Morinville Town	3	5	0	0	0	0	0	0	3	5	-40.0
Parkland County	6	11	0	0	0	0	0	0	6	11	-45.5
Spruce Grove City	4	10	4	0	0	0	0	0	8	10	-20.0
St. Albert City	11	14	2	4	0	8	0	0	13	26	-50.0
Stony Plain Town	1	6	0	0	4	0	0	0	5	6	-16.7
Strathcona County	19	28	10	4	14	0	0	0	43	32	34.4
Sturgeon County	21	17	0	0	0	0	0	0	21	17	23.5
Remainder of the CMA	7	4	0	0	0	0	0	0	7	4	75.0
Edmonton CMA	463	349	116	80	64	38	0	82	643	549	17.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	857	675	210	174	132	73	372	490	1,571	1,412	11.3
Beaumont Town	94	14	20	4	0	0	0	0	114	18	**
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	2	1	2	0	0	5	28	0	32	6	**
Fort Saskatchewan City	60	40	12	26	11	3	0	0	83	69	20.3
Gibbons Town	5	1	0	0	0	0	0	0	5	1	**
Leduc City	135	51	14	10	6	20	0	0	155	81	91.4
Leduc County	15	17	0	2	0	0	0	0	15	19	-21.1
Morinville Town	19	8	0	0	3	0	3	0	25	8	**
Parkland County	38	24	0	0	0	0	0	0	38	24	58.3
Spruce Grove City	50	40	28	6	4	0	0	0	82	46	78.3
St. Albert City	38	48	2	6	0	8	0	0	40	62	-35.5
Stony Plain Town	12	28	4	8	12	0	0	0	28	36	-22.2
Strathcona County	76	82	22	18	27	19	0	0	125	119	5.0
Sturgeon County	55	31	0	0	0	0	0	0	55	31	77.4
Remainder of the CMA	18	4	0	0	0	0	0	0	18	4	**
Edmonton CMA	1,477	1,064	314	254	195	128	403	490	2,389	1,936	23.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Edmonton City	17	30	29	0	0	82	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	8	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	14	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	35	38	29	0	0	82	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	103	73	29	0	372	462	0	28
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	28	0
Fort Saskatchewan City	11	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	20	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	8	0	0	0	0	0	0
Stony Plain Town	12	0	0	0	0	0	0	0
Strathcona County	27	19	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	163	128	32	0	372	462	31	28

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Edmonton City	350	286	29	118	29	0	408	404
Beaumont Town	28	0	4	0	0	0	32	0
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	2	1	0	0	0	0	2	1
Fort Saskatchewan City	23	21	0	0	0	0	23	21
Gibbons Town	4	0	0	0	0	0	4	0
Leduc City	61	8	0	0	0	0	61	8
Leduc County	4	4	0	0	0	0	4	4
Morinville Town	3	5	0	0	0	0	3	5
Parkland County	6	11	0	0	0	0	6	11
Spruce Grove City	8	10	0	0	0	0	8	10
St. Albert City	13	16	0	10	0	0	13	26
Stony Plain Town	1	6	4	0	0	0	5	6
Strathcona County	31	31	12	1	0	0	43	32
Sturgeon County	21	17	0	0	0	0	21	17
Remainder of the CMA	7	4	0	0	0	0	7	4
Edmonton CMA	565	420	49	129	29	0	643	549

Table 3.5: Completions by Submarket and by Intended Market
January - March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	1,077	826	465	558	29	28	1,571	1,412
Beaumont Town	100	18	14	0	0	0	114	18
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	4	1	0	5	28	0	32	6
Fort Saskatchewan City	83	69	0	0	0	0	83	69
Gibbons Town	5	1	0	0	0	0	5	1
Leduc City	149	61	6	20	0	0	155	81
Leduc County	15	19	0	0	0	0	15	19
Morinville Town	19	8	0	0	6	0	25	8
Parkland County	38	24	0	0	0	0	38	24
Spruce Grove City	78	46	4	0	0	0	82	46
St. Albert City	40	50	0	12	0	0	40	62
Stony Plain Town	16	30	12	6	0	0	28	36
Strathcona County	97	99	28	20	0	0	125	119
Sturgeon County	55	31	0	0	0	0	55	31
Remainder of the CMA	18	4	0	0	0	0	18	4
Edmonton CMA	1,797	1,287	529	621	63	28	2,389	1,936

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
March 2011	30	12.4	85	35.1	59	24.4	26	10.7	42	17.4	242	457,350	550,710
March 2010	35	15.8	107	48.4	45	20.4	16	7.2	18	8.1	221	413,400	460,762
Year-to-date 2011	114	14.9	239	31.2	201	26.3	97	12.7	114	14.9	765	461,900	532,055
Year-to-date 2010	125	19.6	281	44.1	130	20.4	40	6.3	61	9.6	637	416,800	464,311
Beaumont Town													
March 2011	3	12.0	15	60.0	2	8.0	1	4.0	4	16.0	25	414,000	450,620
March 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	19	23.2	45	54.9	11	13.4	3	3.7	4	4.9	82	400,000	408,168
Year-to-date 2010	5	45.5	5	45.5	1	9.1	0	0.0	0	0.0	11	382,542	365,489
Calmar Town													
March 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
March 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Fort Saskatchewan City													
March 2011	0	0.0	10	62.5	4	25.0	2	12.5	0	0.0	16	399,900	440,925
March 2010	3	30.0	7	70.0	0	0.0	0	0.0	0	0.0	10	374,200	369,490
Year-to-date 2011	1	2.1	26	55.3	12	25.5	5	10.6	3	6.4	47	435,000	465,077
Year-to-date 2010	13	31.7	20	48.8	3	7.3	4	9.8	1	2.4	41	365,100	394,133
Gibbons Town													
March 2011	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	4	80.0	0	0.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Leduc City													
March 2011	26	48.1	19	35.2	7	13.0	1	1.9	1	1.9	54	359,209	373,996
March 2010	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0	10	341,625	351,982
Year-to-date 2011	51	40.2	55	43.3	16	12.6	3	2.4	2	1.6	127	375,900	381,206
Year-to-date 2010	36	62.1	17	29.3	3	5.2	2	3.4	0	0.0	58	312,538	338,327
Leduc County													
March 2011	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
March 2010	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2011	4	26.7	3	20.0	2	13.3	3	20.0	3	20.0	15	489,000	503,393
Year-to-date 2010	1	6.3	3	18.8	9	56.3	2	12.5	1	6.3	16	490,839	488,908
Morinville Town													
March 2011	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
March 2010	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2011	5	29.4	10	58.8	2	11.8	0	0.0	0	0.0	17	393,100	386,159
Year-to-date 2010	5	33.3	9	60.0	1	6.7	0	0.0	0	0.0	15	376,500	361,527

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2010	0	0.0	3	50.0	1	16.7	0	0.0	2	33.3	6	--	--
Year-to-date 2011	1	7.1	3	21.4	2	14.3	1	7.1	7	50.0	14	637,500	690,136
Year-to-date 2010	3	15.0	3	15.0	1	5.0	1	5.0	12	60.0	20	674,250	723,316
Spruce Grove City													
March 2011	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
March 2010	3	30.0	5	50.0	2	20.0	0	0.0	0	0.0	10	370,500	363,459
Year-to-date 2011	6	15.4	21	53.8	8	20.5	3	7.7	1	2.6	39	415,000	429,755
Year-to-date 2010	20	50.0	17	42.5	3	7.5	0	0.0	0	0.0	40	349,950	350,436
St. Albert City													
March 2011	0	0.0	1	10.0	5	50.0	0	0.0	4	40.0	10	501,000	622,460
March 2010	0	0.0	2	18.2	7	63.6	2	18.2	0	0.0	11	479,000	481,955
Year-to-date 2011	0	0.0	8	22.9	11	31.4	8	22.9	8	22.9	35	532,600	573,206
Year-to-date 2010	1	2.3	13	30.2	14	32.6	10	23.3	5	11.6	43	502,200	539,486
Stony Plain Town													
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2010	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	5	41.7	4	33.3	3	25.0	0	0.0	0	0.0	12	382,000	347,305
Year-to-date 2010	19	59.4	11	34.4	1	3.1	0	0.0	1	3.1	32	339,813	348,417
Strathcona County													
March 2011	0	0.0	5	23.8	10	47.6	4	19.0	2	9.5	21	475,000	523,143
March 2010	1	4.0	6	24.0	9	36.0	4	16.0	5	20.0	25	506,000	622,640
Year-to-date 2011	0	0.0	21	28.0	30	40.0	12	16.0	12	16.0	75	485,000	561,960
Year-to-date 2010	1	1.3	27	33.8	23	28.8	11	13.8	18	22.5	80	500,000	617,728
Sturgeon County													
March 2011	6	31.6	1	5.3	4	21.1	1	5.3	7	36.8	19	495,000	517,105
March 2010	3	17.6	2	11.8	2	11.8	4	23.5	6	35.3	17	580,000	555,294
Year-to-date 2011	14	26.4	5	9.4	8	15.1	9	17.0	17	32.1	53	540,000	532,906
Year-to-date 2010	6	19.4	2	6.5	5	16.1	4	12.9	14	45.2	31	590,000	624,677
Remainder of the CMA													
March 2011	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	--	--
March 2010	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2011	5	41.7	5	41.7	2	16.7	0	0.0	0	0.0	12	396,500	377,217
Year-to-date 2010	5	71.4	1	14.3	0	0.0	0	0.0	1	14.3	7	--	--
Edmonton CMA													
March 2011	73	17.7	147	35.7	96	23.3	36	8.7	60	14.6	412	439,800	506,520
March 2010	59	17.6	148	44.0	68	20.2	29	8.6	32	9.5	336	416,903	465,393
Year-to-date 2011	231	17.8	445	34.2	310	23.8	144	11.1	171	13.1	1,301	445,900	502,140
Year-to-date 2010	241	23.3	409	39.6	194	18.8	75	7.3	114	11.0	1,033	414,300	468,348

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2011

Submarket	March 2011	March 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	550,710	460,762	19.5	532,055	464,311	14.6
Beaumont Town	450,620	--	n/a	408,168	365,489	11.7
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	440,925	369,490	19.3	465,077	394,133	18.0
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	373,996	351,982	6.3	381,206	338,327	12.7
Leduc County	--	--	n/a	503,393	488,908	3.0
Morinville Town	--	--	n/a	386,159	361,527	6.8
Parkland County	--	--	n/a	690,136	723,316	-4.6
Spruce Grove City	--	363,459	n/a	429,755	350,436	22.6
St. Albert City	622,460	481,955	29.2	573,206	539,486	6.3
Stony Plain Town	--	--	n/a	347,305	348,417	-0.3
Strathcona County	523,143	622,640	-16.0	561,960	617,728	-9.0
Sturgeon County	517,105	555,294	-6.9	532,906	624,677	-14.7
Remainder of the CMA	--	--	n/a	377,217	--	n/a
Edmonton CMA	506,520	465,393	8.8	502,140	468,348	7.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton March 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	884	21.1	1,478	2,199	2,670	55.4	314,783	-0.7	321,571
	February	1,298	20.7	1,510	2,505	2,759	54.7	316,927	2.6	325,683
	March	1,691	22.5	1,434	3,728	2,929	49.0	342,933	11.0	335,588
	April	1,846	0.2	1,473	3,884	3,036	48.5	339,172	8.7	340,773
	May	1,825	-15.5	1,379	3,670	3,010	45.8	340,723	4.4	332,554
	June	1,658	-35.0	1,200	3,473	2,864	41.9	335,271	2.1	328,466
	July	1,389	-39.0	1,243	2,955	2,707	45.9	329,731	1.5	325,981
	August	1,305	-22.0	1,232	2,730	2,656	46.4	326,550	2.6	329,846
	September	1,282	-24.8	1,303	2,695	2,751	47.4	325,060	-0.7	327,419
	October	1,154	-24.8	1,354	2,291	2,610	51.9	317,096	-0.6	324,933
	November	1,223	-3.0	1,402	1,877	2,529	55.4	318,538	0.0	330,294
	December	848	-10.5	1,395	1,124	2,609	53.5	310,885	-2.6	321,951
2011	January	792	-10.4	1,293	2,160	2,651	48.8	315,483	0.2	323,092
	February	1,132	-12.8	1,320	2,666	2,870	46.0	311,674	-1.7	321,815
	March	1,613	-4.6	1,389	2,983	2,451	56.7	326,557	-4.8	320,320
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,873	21.6		8,432			327,793	5.5	
	Q1 2011	3,537	-8.7		7,809			319,314	-2.6	
	YTD 2010	3,873	21.6		8,432			327,793	5.5	
	YTD 2011	3,537	-8.7		7,809			319,314	-2.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2011

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	88.7	122.4	636	7.1	72.7	921
	February	604	3.60	5.39	89.0	122.9	630	6.9	71.8	905
	March	631	3.60	5.85	88.7	122.3	622	7.3	71.1	896
	April	655	3.80	6.25	89.2	122.6	623	7.6	71.3	897
	May	639	3.70	5.99	89.2	122.8	630	7.3	71.9	906
	June	633	3.60	5.89	89.0	122.7	637	7.0	72.2	917
	July	627	3.50	5.79	89.0	123.5	634	6.8	71.7	925
	August	604	3.30	5.39	89.1	122.9	634	6.8	71.5	943
	September	604	3.30	5.39	89.1	122.8	634	6.5	71.2	949
	October	598	3.20	5.29	89.1	123.3	637	6.2	71.3	950
	November	607	3.35	5.44	89.2	123.0	640	5.9	71.4	938
	December	592	3.35	5.19	89.1	123.1	646	5.8	71.8	934
2011	January	592	3.35	5.19	89.0	123.9	650	5.8	72.3	929
	February	607	3.50	5.44	90.0	124.3	657	5.8	72.9	932
	March	601	3.50	5.34		124.8	659	5.8	73.0	937
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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